
City Council Regular Meeting

DEPARTMENT: Capital Engineering
FROM: Eric Oscarson, Deputy City Manager
MEETING: August 17, 2026

SUBJECT:

Consider and take possible action on an amendment to a Guaranteed Maximum Price (GMP) contract (CSO#6127-05-2026) with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of \$1,073,829. (FA2301) (*Staff Contact: Eric Oscarson, Deputy City Manager*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.4 Implement the city's Capital Improvement Program 2.5 Develop and maintain facilities and utility services
 Beautiful, Safe, & Vibrant Community	3.3 Enhance emergency response services 3.4 Ensure public safety equipment and personnel needs are being met 3.5 Continue community policing and risk reduction programs

SUMMARY:

On May 7, 2022, Burleson voters approved Proposition B for public safety facility improvements, including the Police Headquarters Expansion project. In January 2023, City Council approved the selection of Brinkley Sargent Wiginton (BSW) as the architect. In June 2023, Byrne Construction Services was selected as the Construction Manager at Risk (CMAR).

Since that time, the project has progressed through schematic design, design development, and completion of construction documents. In August and October 2025, & May 2026, City Council approved the initial Guaranteed Maximum Price (GMP) contract and two amendments.

As the project advances, additional funding is required to address the roof and HVAC of the existing facility.

The project has funding available in the amount of \$882,359 for those repairs, but after analysis of the existing roof and rebidding the repairs, the total cost is estimated \$1,073,829.

Additional funding of \$207,404 is available in fund balance in the Public Safety fund is being allocated to this project in FY27.

The GMP contract amendment with Byrne Construction Services in the amount of \$1,073,829 reflects a portion of these necessary adjustments, including security enhancements, mechanical/electrical/plumbing updates, and owner contingency allocations.

RECOMMENDATION:

Approve an amendment to a Guaranteed Maximum Price (GMP) contract (CSO#5871-08-2025) with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of \$1,073,829.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

- May 7, 2022 – Voters approved Proposition B
- January 2023 – Council approved architect selection
- June 2023 – CMAR selection (Byrne Construction Services)
- ☐ August, October 2025, and May 2026 – Council approved initial GMP and project budget increase

REFERENCE:

CSO#571-08-2025

CSO#6127-05-2026

FISCAL IMPACT:

Proposed Expenditure/Revenue: \$1,073,829
Project Number: FA2301
Account Description: Police Expansion
Procurement Method: CMAR

STAFF CONTACT:

Eric Oscarson
Deputy City Manager
eoscarson@burlesontx.com

817-426-9837